

TN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE *
S/S Beach Road, 200 ft. E of * ZONING COMMISSIONER
Stevens Road *
11203 Beach Road * OF BALTIMORE COUNTY
11th Election District *
5th Councilmanic District * Case No. 96-365-A
Jerry L. O'Neal
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jerry L. O'Neal for that property known as 11203 Beach Road in the Bird River Beach subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 25 ft., in lieu of required 35 ft., for an addition. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1A, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

5/17/96
M. H. Hark
MICROFILMED

upon the Petitioner.

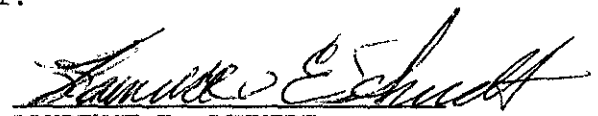
This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) dated April 17, 1996, pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR).

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of May, 1996 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 25 ft., in lieu of required 35 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated April 17, 1996, attached hereto and made a part thereof.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORIGINAL FILED
Date 5/7/96
By M. Grah

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director April 17, 1996
Zoning Administration and
Development Management

FROM: Robert A. Wirth *RAW/mw*
DEPRM

SUBJECT: Zoning Item #368 - O'Neal Property
11203 Beach Road
Zoning Advisory Committee Meeting of April 8, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code)

The property lies within a Buffer Management Area. Consequently, no Critical Area variance will be necessary, but adequate mitigation must be provided in order to construct the addition in the 100 foot buffer to tidal water. The petitioner should contact Environmental Impact Review at 887-3980 for further details prior to applying for building permit.

An inspection of the septic system will be required before building permit approval.

RAW:GS:sp

c: Jerry L. O'Neal

O'NEAL/DEPRM/TXTSBP

MICROFILMED



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11203 BEACH RD WHITE MARSH MD
96-365-A which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01, 3, B 3 TO PERMIT
A SIDE YARD SET BACK OF 25 FT (FOR A PROPOSED ADDITION)
IN LIEU OF THE REQUIRED 35 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE
AND STATEMENT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner.

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #:

368

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11203 Beach Rd.

address

White Marsh, MD

21162

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I intend to have a 14 foot addition built onto the east end of my house at 11203 Beach Rd. in White Marsh. This addition will add two bedrooms to my one bedroom home. After completion, my addition will be 25 feet from my east property line. I need an administrative variance to allow me to build this close to my property line.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jerry L. O'Neal
(signature)
JERRY L. O'NEAL
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of March, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerry L. O'Neal

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

3-26-96

Mary Elizabeth Meyers
NOTARY PUBLIC

My Commission Expires:

1-10-99

#368

April 1, 1996

11203 Beach Rd.
White Marsh, MD 21162

AMENDMENT TO AFFIDAVIT
in support of administrative
Variance.

Sirs:

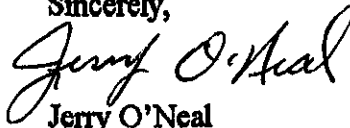
Within the last year I have inherited the house at the above address. Being a small, one bedroom house it is inadequate for my family of four. We currently live in a rented house in the same neighborhood and would greatly appreciate the opportunity to improve and live in our own home.

After study by my contractor, I am told that my best option is to expand 14" onto the east end of my house. An addition was started on this side in 1978 with permit #05746 but because of financial difficulty, the previous owner had to stop with only the foundation started. We can't expand to the rear due to septic and septic reserve areas: nor can we go to the west because it is even closer to the property line. Because the addition was already started on the east side with excavation done in 1978, it is the only economically feasible option for me.

Because the property is zoned RC-2 it has a 35" set-back requirement. Since our plans bring us to within 25" of the east boundary of the lot, we are requesting an Administrative Variance to allow the construction of this addition thereby making the house suitable for my family to live in.

I thank you for any help you can give me on this matter.

Sincerely,


Jerry O'Neal

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-365-A
Towson, Maryland

District 11th Date of Posting 4-5-96

Posted for: Remediation, Lawrence

Petitioner: Jerry J. O'Neil

Location of property: 11323 Beach Road

Location of Signer: _____

Remarks: _____

Posted by D. Taylor Date of return: _____

Number of Signs: 1

MICROFILMED

712ms

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

368 V.L.C.
No. 000000

DATE 3/28/96 ACCOUNT R0016150

96-365-A AMOUNT \$ 85.00

RECEIVED FROM: TWINING COAST

FOR: RV, + SIGN 11703 BEACH RD 85.00

MICROFILMED
APR 11 1996
FBI - BALTIMORE

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 368 Petitioner: O'NEAL

Location: 11203 BEACH RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JERRY O'NEAL

ADDRESS: 11203 BEACH RD

WHITE MARSH MD 21162

PHONE NUMBER: 335-2190





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-365-A (Item 368)
11203 Beach Road
S/S Beach Road, 200' E of Stevens Road
11th Election District - 5th Councilmanic
Legal Owner(s): Jerry L. O'Neal

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property was posted on or before April 7, 1996. The closing date (April 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Jerry O'Neal
Randy Twining

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1996

Mr. Jerry L. O'Neal
11203 Beach Road
White Marsh, MD 21162

RE: Item No.: 368
Case No.: 96-365-A
Petitioner: Jerry L. O'Neal

Dear Mr. O'Neal:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED

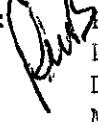


B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 15, 1996

FROM:  Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 For April 15, 1996
 Item Nos. 362, 365, 366, 368, 371, 373,
 374, & 375

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE6

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-12-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 368 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-⁵⁴⁵⁻⁵⁵⁸¹~~333-1950~~ if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: April 10, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/09/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

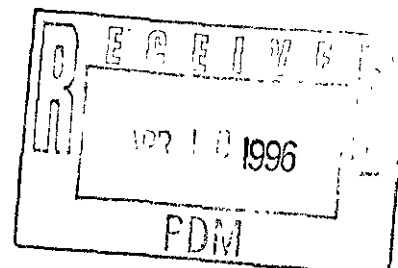
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

April 23, 1996

(410) 887-4386

Mr. Jerry L. O'Neal
11203 Beach Road
White Marsh, Maryland 21162

RE: Petitioner for Administrative Variance
Property: 11203 Beach Road
Case No. 96-365-A

Dear Mr. O'Neal:

Kindly be advised that I have received your Petition for Administrative Variance for the above property for consideration. As required by County law, the property has been posted with notice of the requested variance. In that no correspondence or opposition has been received from any neighboring property owner, the file has been forwarded to me for final disposition.

In reviewing this case, I have examined the photographs which you submitted of the property, as well as the written documentation in support of the variance and the site plan. The site plan, which has been labeled "Plat to accompanly Petition for Administrative Variance", appears to depict conditions on the subject property differently than as shown on the photographs. The site plan indicates that the property is improved with one structure, a one story brick dwelling. The site plan also indicates that the structure is set back approximately 87 ft. from the waterfront and maintains an existing setback of approximately 35 ft. from the property line on the east (left side as facing the house from the road). In reviewing the photographs, site conditions appear quite differently. The photographs depict a brown shed adjacent to the driveway and a dilapidated gray structure on the east side of the site. I am unable to determine whether this gray structure is on the subject property or on the neighboring lot.

In any event, I am unable to grant the variance at this time because of these inconsistencies. I suggest that you submit an amended site plan, fully disclosing all improvements on the property as well as showing the location of neighboring structures. Upon receipt of same, I will re-evaluate this case.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: March 28, 1996

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

SUBJECT: Item #368
11203 Beach Road

Applicant was advised to present additional practical difficulty and hardship statement.

JLL:scj

see
Pat's
letter
of
9/1/96
JLS

MICROFILMED

Baltimore County Government
Office of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204
(410) 887-3391

11TH ED.

PROVISIONAL APPROVAL
PERMIT NUMBER: 368



Date: 4/1/96

Location: 11203 Beach Rd. White Marsh, MD 21162

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:

☒ Owner has filed for a public hearing, Item # 368

☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the ~~construction~~ ^{PERMIT APPLICATION.} indicated in the above referenced permit. *JAC*

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

[Signature]
ZONING STAFF

[Signature: Bill Jallen] 4/5/96
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner Jerry Lee O'Neal Signed - Contract Purchaser _____

Printed Name JERRY LEE O'NEAL Printed Name _____

Address 11203 BEACH RD. Address _____

Work Phone # _____ Work Phone # _____

Home Phone # (410) 335-2190 Home Phone # _____

MICROFILMED

To Harry
Date 4/26 Time 1:00 ☒ AM ☐ PM

WHILE YOU WERE OUT

M Harry O'Neal
of
Phone () 335-2190
Area Code Number Extension

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	URGENT	<input type="checkbox"/>
RETURNED YOUR CALL <input type="checkbox"/>			

Message 96-365-A

(Admin. var.)

MICROFILMED



AMPAD
EFFICIENCY®

Operator 4/29/96

REORDER
#23-000

Submitted

368
Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern;

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date:

3/24/96

I have read the above letter and have no objections to the proposed addition.

Name:

Richard S Craven

Richard S Craven

Address:

5828 Stevens Rd

City, State, Zip:

White Marsh Md. 21162

RECORDED

368
Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern;

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: Lester T. EVANS Lester T. Evans

Address: 11208 Beach Rd.

City, State, Zip: White Marsh MD 21162

MICROFILMED

Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

368

March 20, 1996

To Whom It May Concern;

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3 24-96

I have read the above letter and have no objections to the proposed addition.

Name: Niles Jones Niles Jones

Address: 11201 Beach Rd

City, State, Zip: White Marsh md 21162

MICROFILMED

368
Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern;

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: Katherine A. Gerry

Address: 5834 Stevens Road

City, State, Zip: White Marsh, Md. 21162

MICROFILMED

Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

368

March 20, 1996

To Whom It May Concern;

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: ERIC R. BRAGG

Address: 11205 BEACH ROAD

City, State, Zip: WHITE MARSH, MARYLAND
21162

MICROFILMED

368
Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern;

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3/22/96

I have read the above letter and have no objections to the proposed addition.

Name: Mr. & Mrs. Emory Jarragin

Address: 11200 Beach Rd.

City, State, Zip: White Marsh, Md. 21162

MICROFILMED

Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

368

March 20, 1996

To Whom It May Concern;

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3-24-96

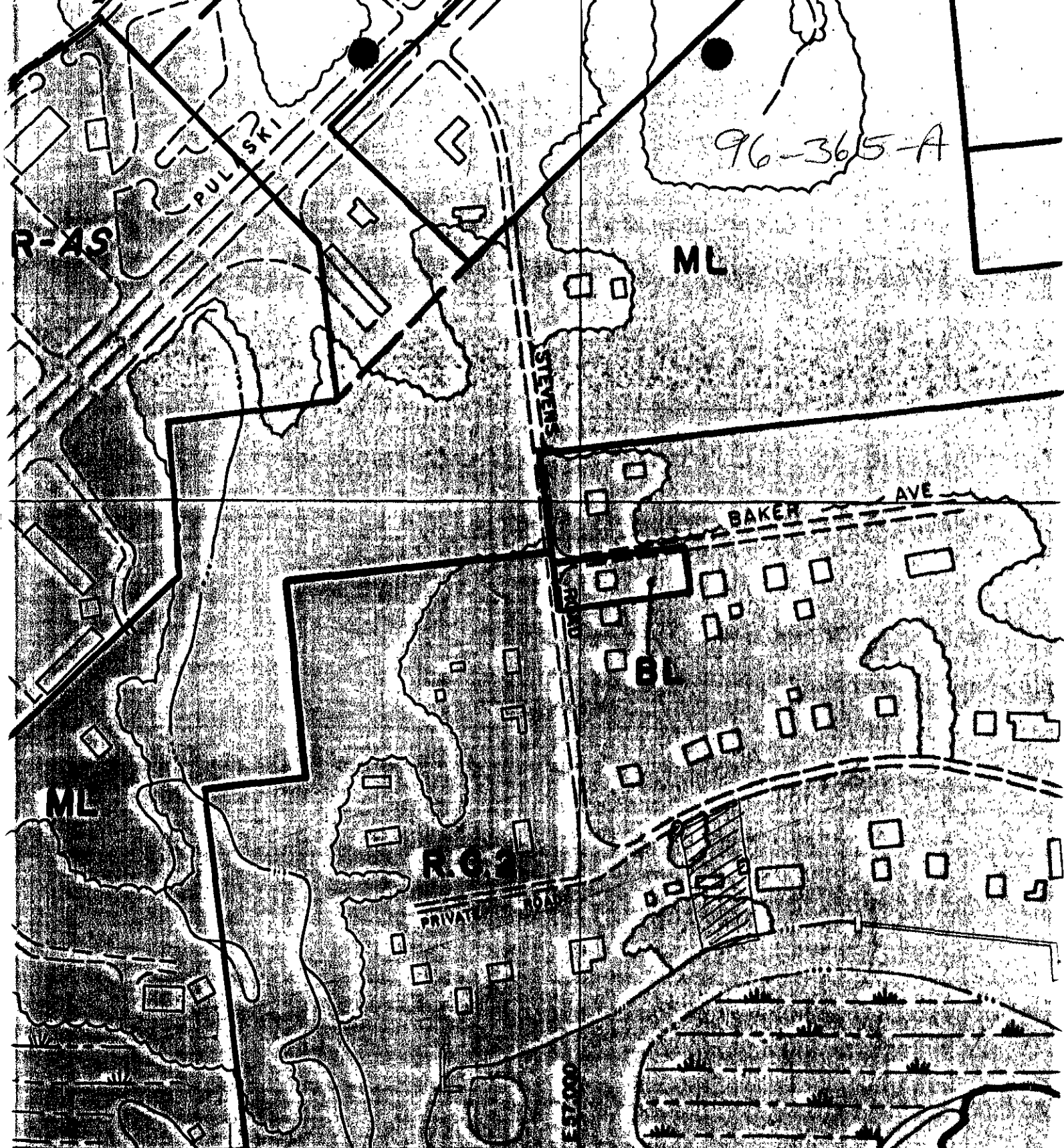
I have read the above letter and have no objections to the proposed addition.

Name: Ellen Jones

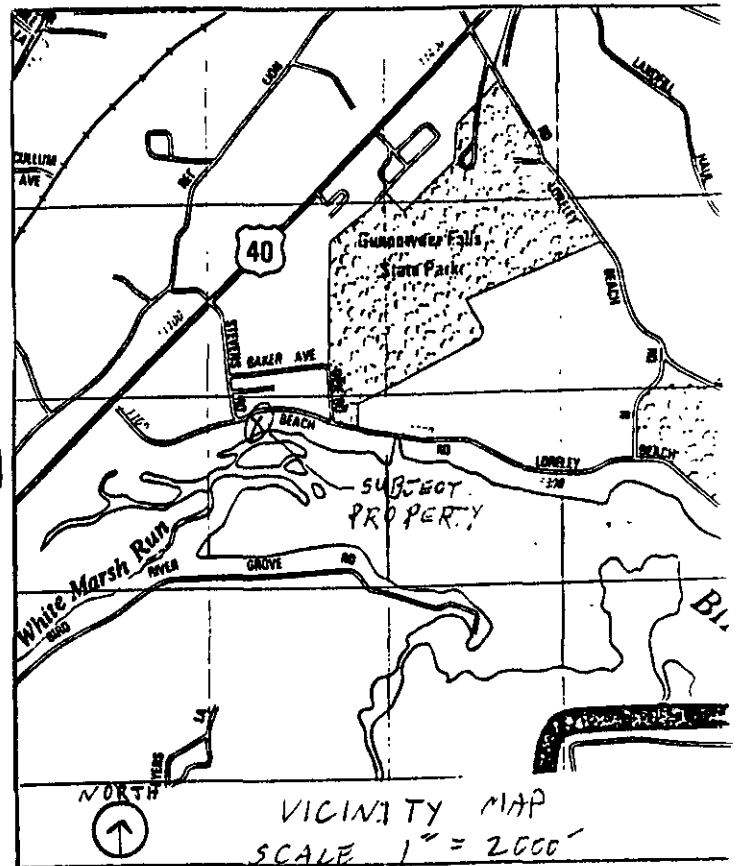
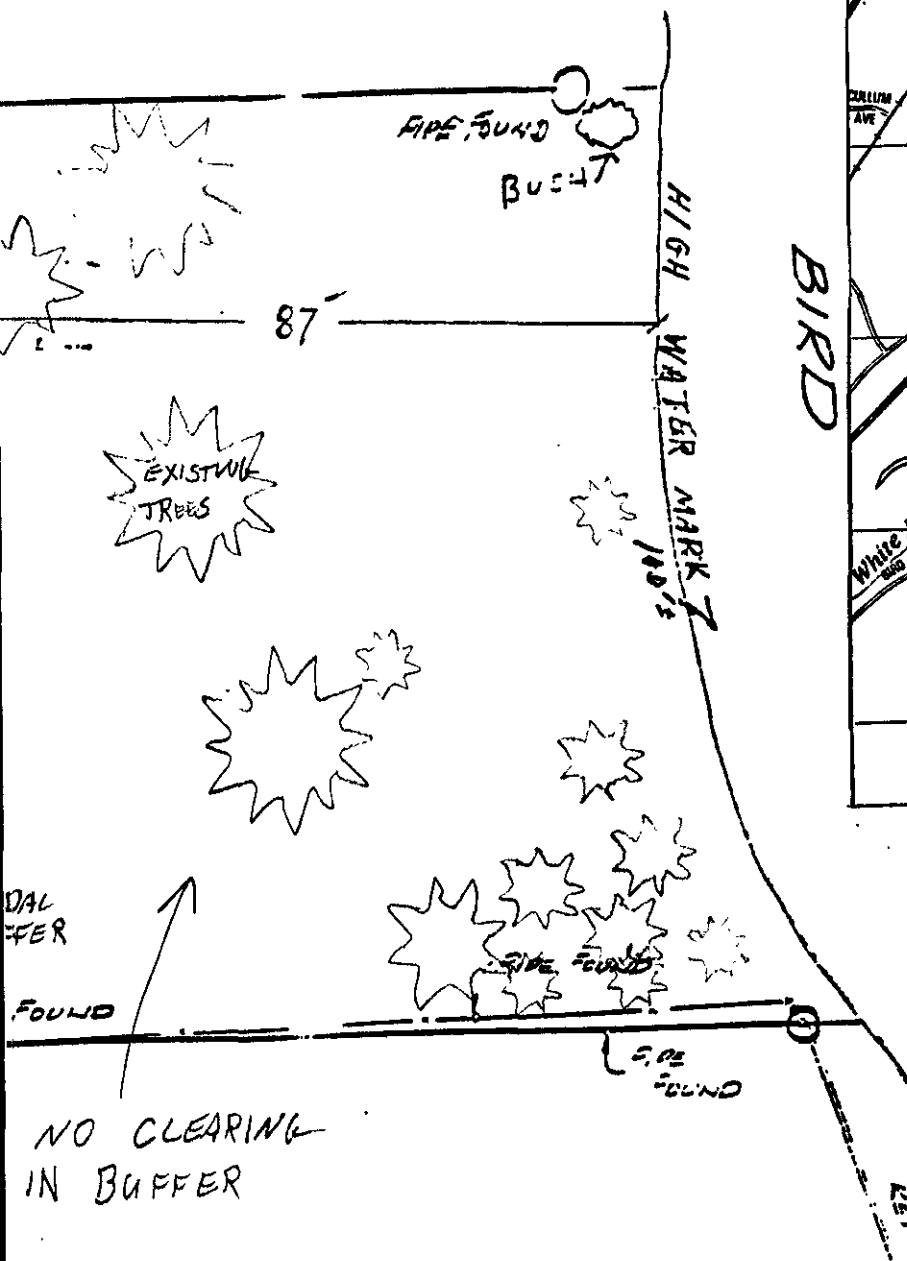
Address: 11202 Beach Rd

City, State, Zip: White Marsh, MD 21162

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map#: NE-9J

Zoning: RC-2

Lot size: 22880 square feet

SEWER: PRIVATE

WATER: PUBLIC

Prior Zoning Hearings: NONE

ITEM # 368

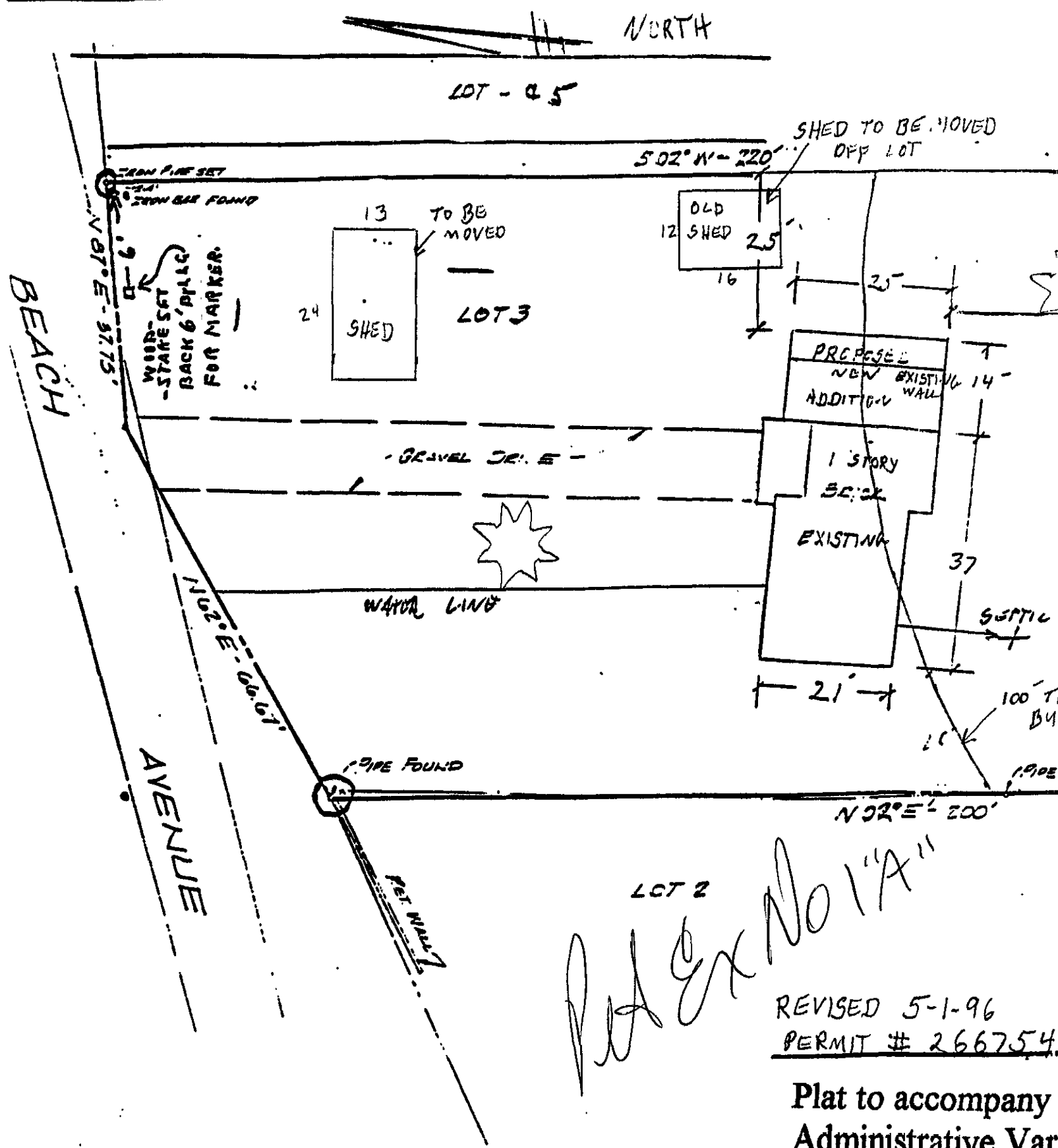
Petition for
ance

BOUNDARY SURVEY
LOT 3
BIRD RIVER BEACH

ELEVENTH ELECTION DISTRICT
BALTIMORE COUNTY,
MARYLAND

SCALE 1"=20'

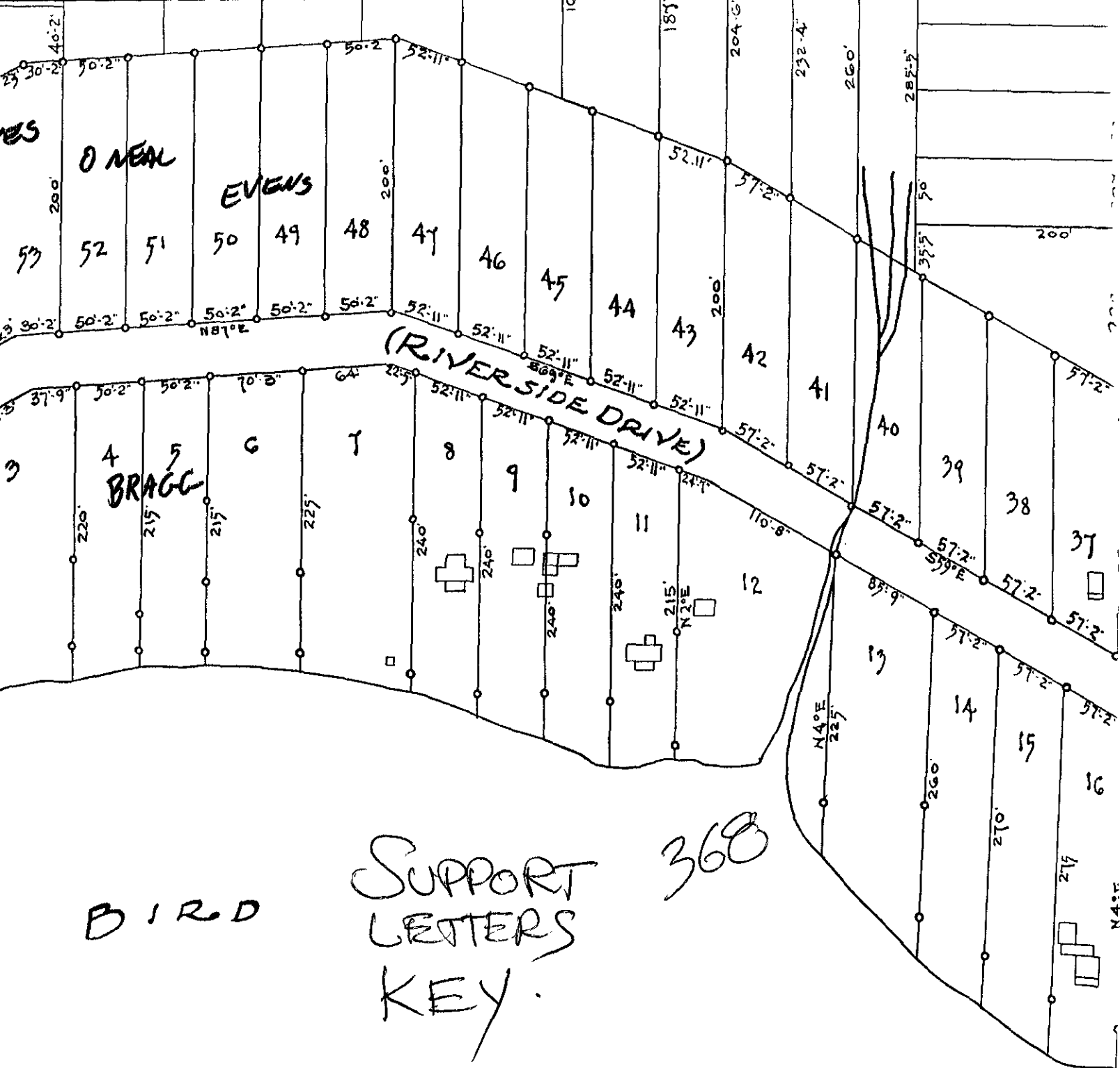
MICROFILMED



REVISED 5-1-96
 PERMIT # 266754

Plat to accompany
 Administrative Var

PROPERTY ADDRESS: 1120
 Subdivision name: Bird River Beach
 Plat book #7, folio # 187, lot #3
 OWNER: Jerry O'Neal

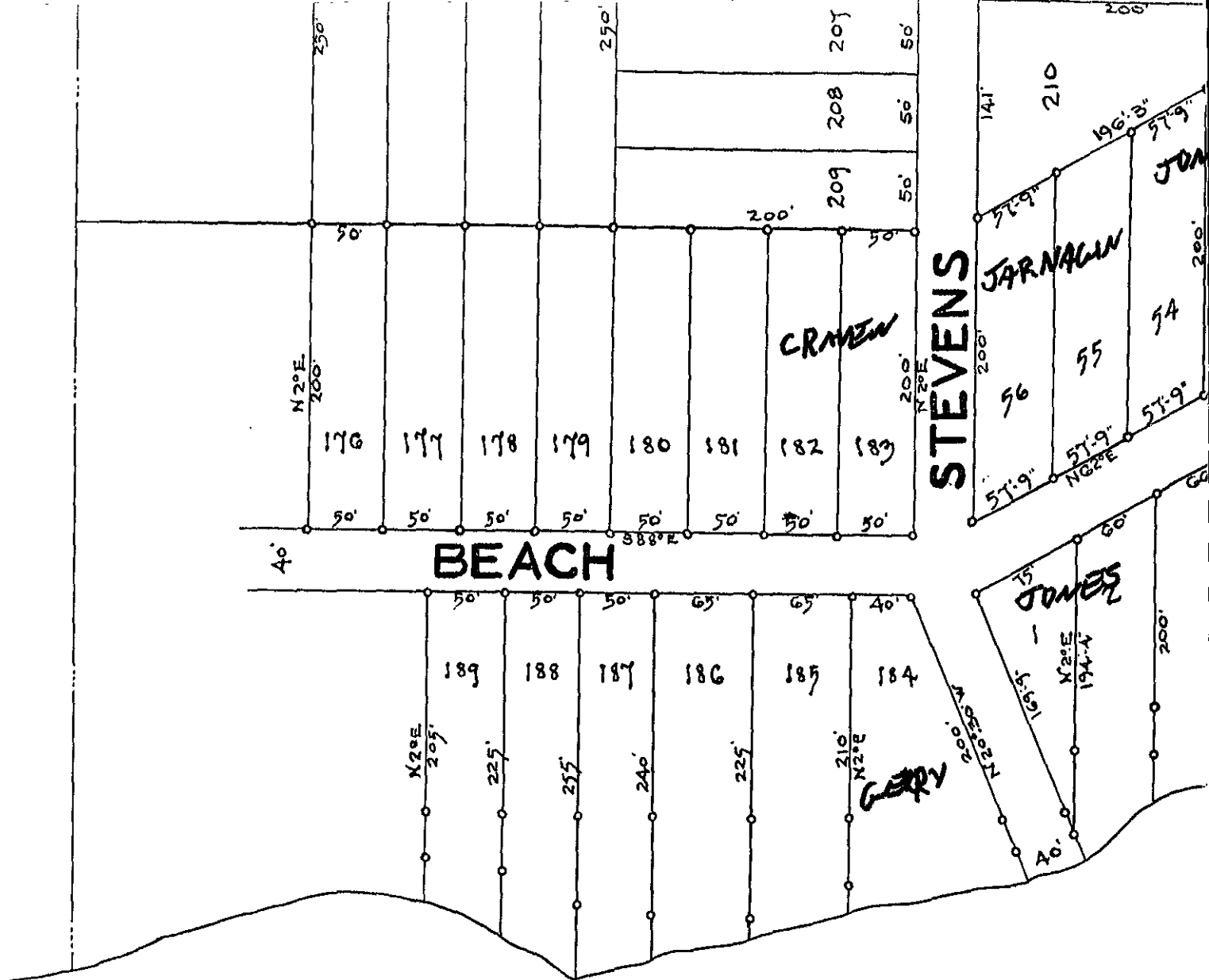


Received for Record
 April 23 1925 at 1:50 PM
 same day recorded in liber
 W. P. C. No. 7 folio 187
 One of the _____ Records of
 Baltimore County and exam-
 ined, per

Clerk.

MICROFILMED

96-365-A



REVISED AND AMENDED PLAT OF
"BIRD RIVER BEACH"
DIST. NO. 11 - BALTO. CO., MD.

SCALE 1"=100'

Sutton Britchen & Co.
Surveyors & Civil Engs.
Balto. Sept 2-1924.



opposite
side from
construct-
ion.



Subject
site.



REAR VIEW



Side
where
addition
proposed



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 7, 1996

Mr. Jerry L. O'Neal
11203 Beach Road
White Marsh, Maryland 21162

RE: Petition for Administrative Variance
Case No. 96-365-A
Property: 11203 Beach Road

Dear Mr. O'Neal:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED

368

96-365-A

ZONING DESCRIPTION FOR 11203 Beach Rd. White Marsh, MD 21162

Beginning at a point on the SOUTH side of BEACH AVENUE which is 40' wide at the distance of 200' EAST of the centerline of the nearest improved intersecting street STEVENS RD. which is 40' wide. *Being Lot # 3 in the subdivision of Bird River Beach as recorded in Baltimore County Plat Book # 7, Folio #187, containing 22880 sq. feet. Also known as 11203 Beach Rd. and located in the 11 Election District, 5 Councilmanic District.

MICROFILMED

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
S/S Beach Road, 200 ft. E of
Stevens Road
11203 Beach Road
11th Election District
5th Councilmanic District
Jerry L. O'Neal
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-365-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jerry L. O'Neal for that property known as 11203 Beach Road in the Bird River Beach subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 25 ft., in lieu of required 35 ft., for an addition. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1A, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) dated April 17, 1996, pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR).

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of May, 1996 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 25 ft., in lieu of required 35 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated April 17, 1996, attached hereto and made a part thereof.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

-2-

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
April 17, 1996

FROM: Robert A. Wirth
DEPRM

SUBJECT: Zoning Item #368 - O'Neal Property
11203 Beach Road
Zoning Advisory Committee Meeting of April 8, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code)

The property lies within a Buffer Management Area. Consequently, no Critical Area variance will be necessary, but adequate mitigation must be provided in order to construct the addition in the 100 foot buffer to tidal water. The petitioner should contact Environmental Impact Review at 887-3980 for further details prior to applying for building permit.

An inspection of the septic system will be required before building permit approval.

RAW:GS:sp
c: Jerry L. O'Neal
O'NEAL/DEPRM/TXTS8P

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 7, 1996

Mr. Jerry L. O'Neal
11203 Beach Road
White Marsh, Maryland 21162

RE: Petition for Administrative Variance
Case No. 96-365-A
Property: 11203 Beach Road

Dear Mr. O'Neal:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

Printed with Soybean Ink
on Recycled Paper



**Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County**

for the property located at 11203 BEACH RD WHITE MARSH MD
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 of the B.C.Z.R. to permit
A SIDE YARD SETBACK OF 25 FT (FOR A PROPOSED ADDITION)
IN LIEU OF THE REQUIRED 35 FT.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE
AND STATEMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

Address

City State Zipcode

Phone No.

**Affidavit in support of
Administrative Variance**

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify: hereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11203 Beach Rd.
address
White Marsh, MD 21162
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include necessary or pertinent facts)

I intend to have a 14 foot addition built onto the east end of my house at 11203 Beach Rd. in White Marsh. This addition will add two bedrooms to my one bedroom home. After completion, my addition will be 25 feet from my east property line. I need an administrative variance to allow me to build this close to my property line.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jerry L. O'Neal
Signature
JERRY L. O'NEAL
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of March, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerry L. O'Neal

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Subscribed and sworn to before me this 3-26-96 day of March, 1996.

Mary Elizabeth Frey
Notary Public
My Commission Expires: 1-10-99

#368

AMENDMENT TO AFFIDAVIT
in support of administrative
variance.

April 1, 1996

11203 Beach Rd.
White Marsh, MD 21162

Sirs:

Within the last year I have inherited the house at the above address. Being a small, one bedroom house it is inadequate for my family of four. We currently live in a rented house in the same neighborhood and would greatly appreciate the opportunity to improve and live in our own home.

After study by my contractor, I am told that my best option is to expand 14" onto the east end of my house. An addition was started on this side in 1978 with permit #05746 but because of financial difficulty, the previous owner had to stop with only the foundation started. We can't expand to the rear due to septic and septic reserve areas: nor can we go to the west because it is even closer to the property line. Because the addition was already started on the east side with excavation done in 1978, it is the only economically feasible option for me.

Because the property is zoned RC-2 it has a 35' set-back requirement. Since our plans bring us to within 25" of the east boundary of the lot, we are requesting an Administrative Variance to allow the construction of this addition thereby making the house suitable for my family to live in.

I thank you for any help you can give me on this matter.

Sincerely,

Jerry O'Neal
Jerry O'Neal

ZONING DESCRIPTION FOR 11203 Beach Rd., White Marsh, MD 21162

Beginning at a point on the SOUTH side of BEACH AVENUE which is 40' wide at the distance of 200' EAST of the centerline of the nearest improved intersecting street STEVENS RD, which is 40' wide. *Being Lot # 3, in the subdivision of Bird River Beach, as recorded in Baltimore County Plat Book # 7, Folio #187, containing 22880 sq. feet. Also known as 11203 Beach Rd. and located in the 11 Election District, 5 Councilmanic District.

368
96-365-A

REVIEWED BY: _____ DATE: _____
ESTIMATED POSTING DATE: _____

Printed with Soybean Ink
on Recycled Paper

ITEM #: 368

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-365-A
Towson, Maryland

District: 1174 Date of Posting: 4-15-96
Posted for: Administrative Variance
Petitioner: Jerry L. O'Neal
Location of property: 11203 Beach Road
Location of Signs: _____
Remarks: _____
Posted by: _____ Date of return: _____
Number of Signs: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4/15/96 ACCOUNT: 11203 Beach Road
96-365-A AMOUNT \$ 185.00
RECEIVED FROM: Arnold Jablon
FOR: 11203 Beach Road
VALIDATION OR SIGNATURE OF CASHIER
DATE: 4/15/96 P.M. AGENT: _____ YELLOW: 03/01/96



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

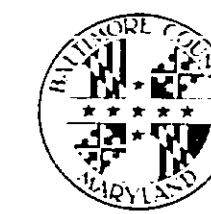
- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 368 Petitioner: CNEAL
Location: 11203 BEACH RD
PLEASE FORWARD ADVERTISING BILL TO:
NAME: JERRY O'NEAL
ADDRESS: 11203 BEACH RD
WHITE MARSH MD 21162
PHONE NUMBER: 335-2190



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-365-A (Item 368)
11203 Beach Road
5/8 Beach Road, 20' E of Stevens Road
11th Election District - 5th Councilmanic
Legal Owner(s): Jerry L. O'Neal

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property was posted on or before April 7, 1996. The closing date (April 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Jerry O'Neal
Randy Twining



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1996

Mr. Jerry L. O'Neal
11203 Beach Road
White Marsh, MD 21162

RE: Item No.: 368
Case No.: 96-365-A
Petitioner: Jerry L. O'Neal

Dear Mr. O'Neal:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: April 15, 1996
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item Nos. 362, 365, 366, 368, 371, 373,
374, & 375
The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.
RWB:HJO:jrb
cc: File

ZONE6



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 366 (JCL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1950 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
for _____ Hearing or Speech

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: April 10, 1996
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 365, 366, 368, 369, 371, 373, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by *Jeffrey M. Long*

Division Chief: *Carol L. Kessner*

PK/JL

ITEM365/PZONE/TXTJWL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/09/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1105F

CC: File
Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Zoning Commission
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204
April 23, 1996 (410) 887-4386

Mr. Jerry L. O'Neal
11203 Beach Road
White Marsh, Maryland 21162
RE: Petitioner for Administrative Variance
Property: 11203 Beach Road
Case No. 96-365-A

Dear Mr. O'Neal:

Kindly be advised that I have received your Petition for Administrative Variance for the above property for consideration. As required by County law, the property has been posted with notice of the requested variance. In that no correspondence or opposition has been received from any neighboring property owner, the file has been forwarded to me for final disposition.

In reviewing this case, I have examined the photographs which you submitted of the property, as well as the written documentation in support of the variance and the site plan. The site plan, which has been labeled "Plan to accompany Petition for Administrative Variance", appears to depict conditions on the subject property differently than as shown on the photographs. The site plan indicates that the property is improved with one structure, a one story brick dwelling. The site plan also indicates that the structure is set back approximately 87 ft. from the waterfront and maintains an existing setback of approximately 35 ft. from the property line on the east (left side as facing the house from the road). In reviewing the photographs, site conditions appear quite differently. The photographs depict a brown shed adjacent to the driveway and a dilapidated gray structure on the east side of the site. I am unable to determine whether this gray structure is on the subject property or on the neighboring lot.

In any event, I am unable to grant the variance at this time because of these inconsistencies. I suggest that you submit an amended site plan, fully disclosing all improvements on the property as well as showing the location of neighboring structures. Upon receipt of same, I will re-evaluate this case.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmh

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: March 28, 1996
TO: Hearing Officer
FROM: Julian L. Lewis
Planner II
Zoning Review, PDM
SUBJECT: Item #368
11203 Beach Road

Applicant was advised to present additional practical difficulty and hardship statement.

JLL:scj

Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern:

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3/24/96

I have read the above letter and have no objections to the proposed addition.

Name: Richard S. Coover Richard S. Coover

Address: 5822 Stevens Rd

City, State, Zip: White Marsh, Md 21162

Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: Lester T. Evans Lester T. Evans

Address: 11203 Beach Rd.

City, State, Zip: White Marsh MD 21162

Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern:

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: Niles Jones Niles Jones

Address: 11201 Beach Rd

City, State, Zip: White Marsh, Md 21162

Jerry O'Neal

Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: Katherine A. Geary

Address: 5834 Stevens Road

City, State, Zip: White Marsh, Md 21162

Baltimore County Government
Office of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204
(410) 887-3391

PROVISIONAL APPROVAL
PERMIT NUMBER: 368

Date: 4/1/96

Location: 11203 Beach Rd White Marsh MD 21162

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:

☒ Owner has filed for a public hearing, Item # 368

☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

ZONING STAFF

DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner: Jerry L. O'Neal Signed - Contract Purchaser:

Printed Name: Jerry L. O'Neal Printed Name:

Address: 11203 BEACH RD. Address:

Work Phone # Work Phone #

Home Phone # (410) 335-2190 Home Phone #

Revised 8/1/95

Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern:

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: Eric R. Bragg

Address: 11205 BEACH ROAD

City, State, Zip: WHITE MARSH, MARYLAND

21162

Jerry O'Neal

Date: 3/23/96

I have read the above letter and have no objections to the proposed addition.

Name: Tim & Tracy Emery / J. Emery

Address: 11202 Beach Rd

City, State, Zip: White Marsh MD 21162

11TH ED.

To: 7854
Date: 4/26/96 1:10 PM
WHILE YOU WERE OUT
M. of: Jerry O'Neal
Phone: 335-2190
Area Code: 410
TELEPHONED: ☐ CALLED TO SEE YOU: ☐ PLEASE CALL: ☐ WILL CALL AGAIN: ☐
WANTS TO SEE YOU: ☐ URGENT: ☐ RETURNED YOUR CALL: ☐
Message: 96-365-A
(Admin var.)
Submitted 4/1/96
RECEIVED 4/2/96

Jerry O'Neal
11203 Beach Rd.
White Marsh, Md 21162

March 20, 1996

To Whom It May Concern:

I am writing to you to explain my plans to make improvements to my property at 11203 Beach Rd. It is my intention to build a 14 foot addition onto the east end of my house. This addition will add 2 bedrooms to my 1 bedroom home.

Because this area is zoned RC-2, which requires a 35 foot set-back, I must ask the county for an administrative variance. This variance will allow me to build my addition to within 25 foot of my property line on the east side.

I am asking you to sign this letter acknowledging that you are aware of my plans and that you have no objections.

Thank you for your cooperation.

Sincerely,

Jerry O'Neal

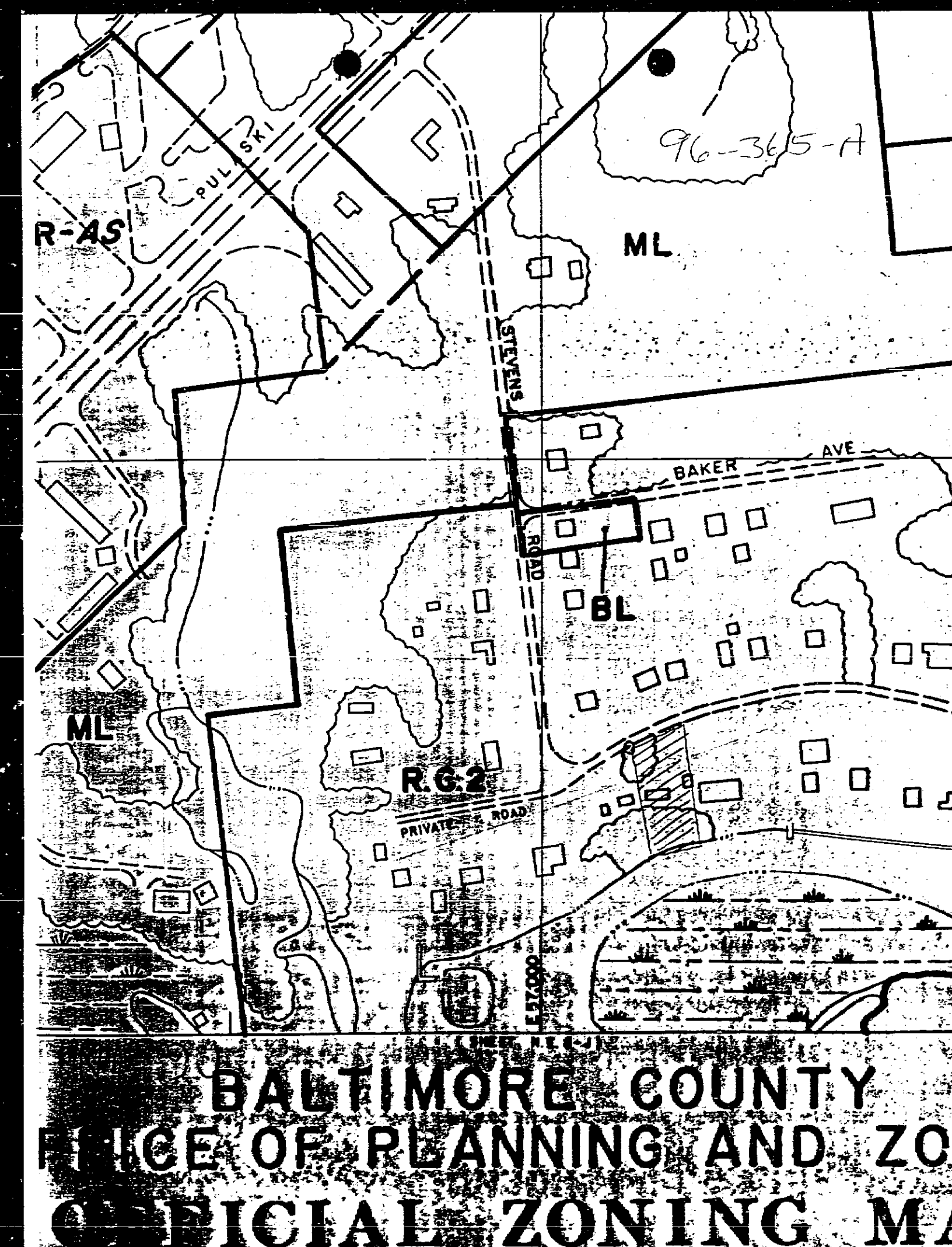
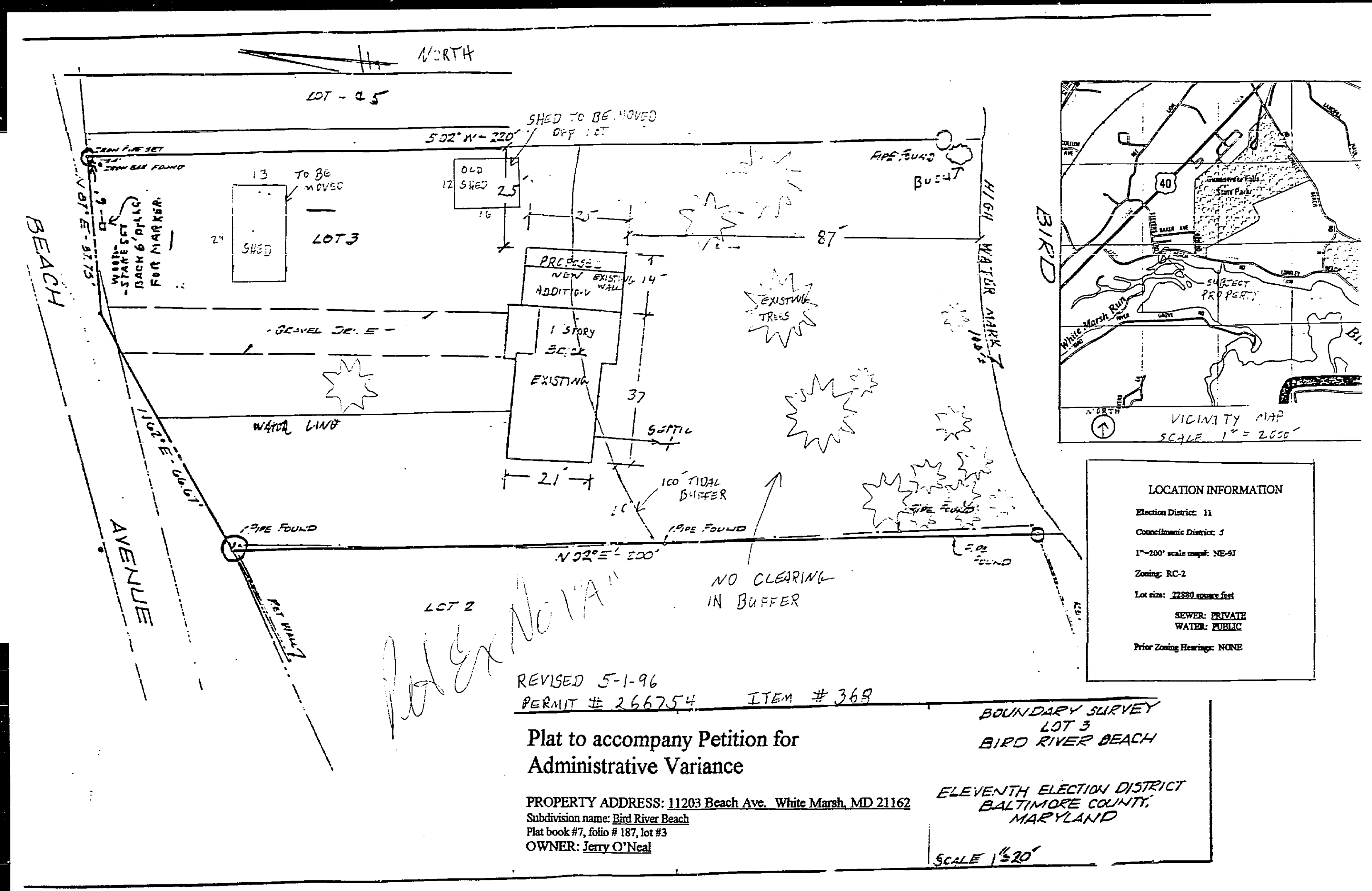
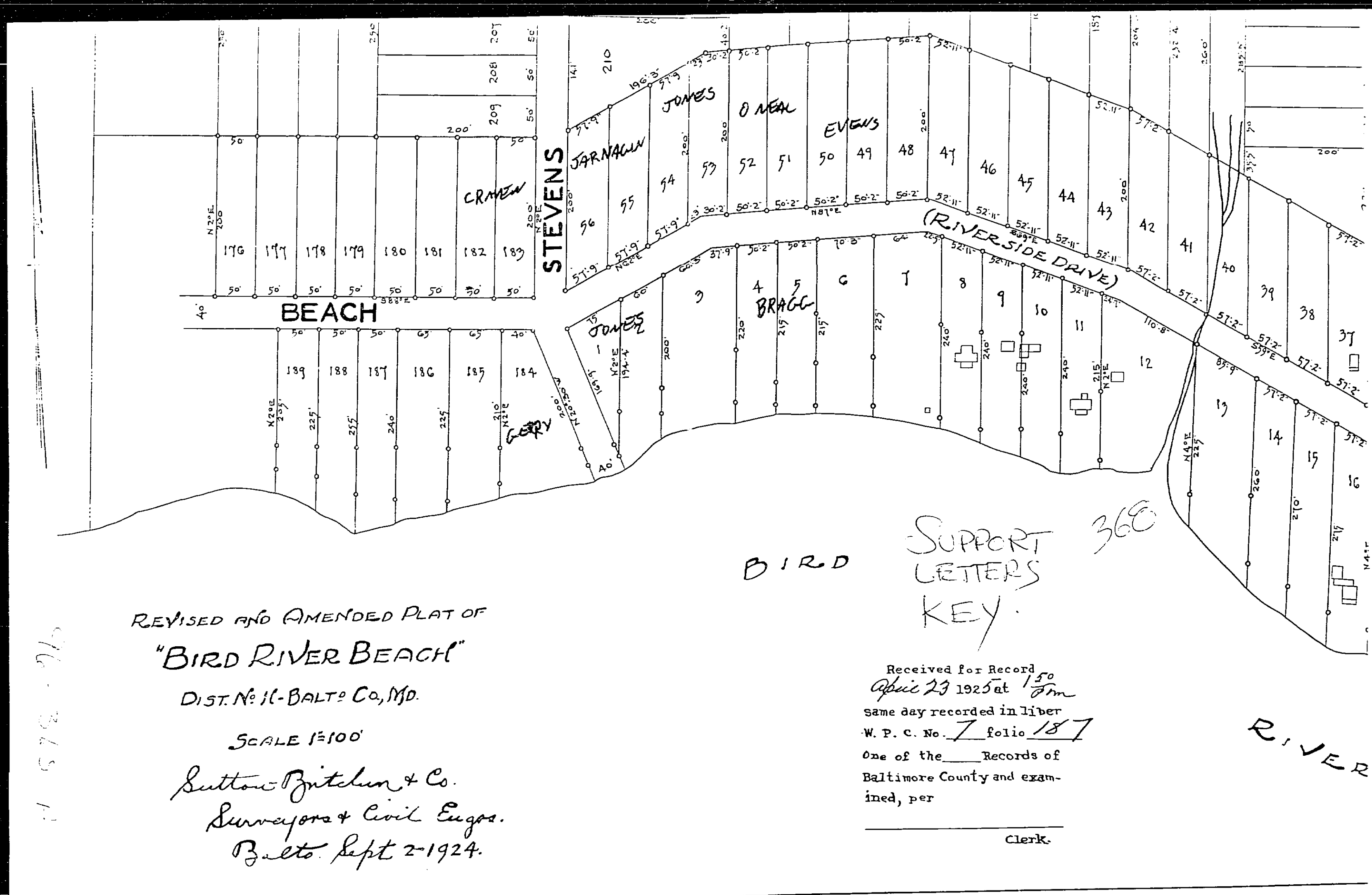
Date: 3-24-96

I have read the above letter and have no objections to the proposed addition.

Name: Niles Jones

Address: 11202 Beach Rd

City, State, Zip: White Marsh, MD 21162



96-365-A

368

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	LORELEY	NE
DATE	WHITE MARSH	9-J
OF	AREA	
PHOTOGRAPHY		
JANUARY		
1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401